

REALTOR Report**For Sale****00 Summit City Road****\$250,000**

MLS # **1925041**
 Type **Vacant Lot/Land**
 Commercial **Yes**
 Status **Active**
 City **Kingsley**
 Zip **49649**
 Lot #
 County **Grand Traverse**
 Township **Paradise**
 Section # **4**
 DevName **Bobcat Commons**
 Qtr Section
 Town **T 25N**
 Range **R 10W**
 TypOwnrshp **Private Owner**
 Tax ID **42-205-001-00**



Price Per Acre \$100,000.00



Body of Water
 Private/Shared
 Front Ft
 Lake Size
 Lot Dimensions **IRREG**
 Number of Acres **2.50**
 % Wet Acres
 % Open
 % Wooded
 % Tillable

School District **Kingsley Area Schools**
 Elementary School
 Middle School
 High School

Annual Assn Dues
 Mfg Allow **Unknown**
 Dual MLS #
 IDX **Y**
 Listing Syndication **Yes**

Owner **RB Investments LLC**
 PndDivAprv
 Summer Taxes **114.62**
 Winter Taxes **313.30**
 Other Taxes

LEGAL DESCRIPTION:
 BOBCAT COMMONS SITE CONDOMINIUM UNIT # 1

Year: Summer **2024**
 Year: Winter **2023**
 SEV **136,100**
 SEV Year **2024**
 Taxable Value
 PrncplRes **No**
 Assessment

DIRECTIONS:

From TC, take S Garfield Ave for 13 miles, turn left onto M-113/E Main Street and follow for 1 mile. Turn left onto Summit City Road, then left onto Lynx Lane.

List Ofc 1 - Ofc Nm Ph **REMAX Bayshore - W Bay Shore Dr TC - 231-941-4500**
 List Agent - Agt Nm Ph **Robert Brick - 231-715-1464**
 List Agent - E-mail **hello@brickcorbett.com**
 ListTeam - Team Name **Brick & Corbett**
 List Ofc 2 - Ofc Nm Ph **REMAX Bayshore - W Bay Shore Dr TC - 231-941-4500**
 List Agt 2 - Agt Nm Ph **Taylre Denardo - Cell: 231-202-1383**
 List Agt 2 - E-mail **taylre@brickcorbett.com**
 Sell Ofc 1 - Ofc Nm Ph
 Sell Agt 1 - Agt Nm Ph
 Sell Agt 1 - E-mail
 SellTeam - Team Name

LstAgType
 List Date **Exclusive Right to Sell**
 Pending Date
 Close Date
 Original Price **7/22/2024**
 Sold Price **\$250,000**
 Financing
 Seller Concessions
 If Yes, \$ Amt
 Days On Market **4**

WATER FEATURES	None	WATER AVAILABLE	Municipal Water
UTILITIES AVAILABLE	Electric, Natural Gas, Telephone	WASTE AVAILABLE	Municipal
ROAD	Blacktop	WATER INSTALLED	None
LAND FEATURES	Level, Cleared, Corner Lot	WASTE INSTALLED	None
EXTERIOR FEATURES	Countryside View, None	ZONING/USE/RESTRICTIONS	Commercial
DEVELOPMENT AMENITIES	None	TERMS	Conventional, Cash
MINERAL RIGHTS	Unknown	DOCUMENTS ON FILE	Other

Public Remarks:

Exceptional investment opportunity! This 2.5-acre vacant parcel is perfectly situated on a prominent corner lot within Kingsley's industrial park. Kingsley is a thriving community known for its supportive business environment and strategic location. With proximity to major transportation routes, it is an ideal setting for businesses looking to establish or expand their presence in the region. Zoned for commercial use, this property offers potential for various business ventures. Conveniently located at the intersection of two major roads, facilitating smooth transportation and connectivity to nearby cities and highways.

Agent Only Remarks:

Future road development cannot be done off of M-113, it will need to be from Summit City Rd. Listing data, including year built, measurements, square footage & supplemental documents have been obtained from third party sources and/or the seller. Information is deemed reliable but cannot be guaranteed for its accuracy. Independent verification should be made by the purchaser prior to closing. For questions please contact Taylre Denardo at taylre@brickcorbett.com, 231.202.1383.

Third Party Remarks:

Showing Instructions:

Vacant land - go and show. Please schedule showings via Showingtime. If you need assistance, please call our office, 231.941.4500.